

# GUIDING PRINCIPLES

## Improve the pedestrian experience of the Promenade

- Provide a greener setting and multiple points of interest
- Keep cars on the street & maintain vehicular movement
- Introduce large trees to provide shade, rhythm and a human scale
- Create new, comfortable east/west connections
- Create new opportunities for infill development along the street
- Create a hierarchy of new streetscape elements to add interest and support pedestrian activity

## Realize the monumental potential of the Promenade & its relationships to the City

- Create multiple new nodes or designations for memorials, museums, monuments and other interpretive elements
- Commemorate the African American heritage of the site, with specific focus on Benjamin Banneker, as a major focus for interpretation, memorials, monuments, etc.
- Designate the Overlook site for a major new museum or memorial
- Designate the axial crossing of Maryland Avenue with the Promenade as a significant site for a memorial or monument capturing views of the Capitol
- Remove the obstruction of views to and from Smithsonian Castle & the Overlook site

## Improve overall connectivity in the area

- Maintain vehicular, pedestrian and bicycle access along the Promenade
- Accommodate future circulator bus onto the Promenade & to the Overlook site
- Introduce a wayfinding system to provide improved connections from the Metro, the Mall, Tidal Basin, SW Waterfront, 7th Street, etc.
- Introduce new uses beyond the Federal office space to enhance activity after hours & on weekends
- Extend Maryland Avenue from 12th Street to the Promenade to points East
- Enhance the pedestrian experience along existing east/west streets in the Area (D St., frontage road from 7th to 12th), Maine Avenue, etc.
- Minimize impacts of I-395 as a barrier by creating a broad crossing & potential air-rights developments

## Designate the Overlook site as a major gateway to the SW waterfront & the entire City

- Place a major new activity center on the site (e.g. museum, monument, cultural facility, visitors center, etc.)
- Integrate a transportation center into the site to provide parking for visitors and multimodal connections
- Maintain direct vehicular access to site from I-395
- Provide for tour bus parking & drop-off areas
- Improve the pedestrian experience along Maine Avenue & 9th Street
- Create a safe, comfortable and direct connection from the Promenade to the waterfront
- Utilize I-395 crossing as 'grand entry' or 'front door' to Overlook site

## Create a more urban setting to mitigate the modernist scale of the area

- Enclose the street by encouraging infill development and an enhanced streetscape to establish a 'human scale' environment. Create the perception of a shortened distance from Independence Avenue to the Overlook site.
- Introduce new uses along Promenade to promote an active street environment
- Utilize the I-395 crossing to extend the Overlook node with a major landscape, urban deck, and/or air-rights development
- Introduce new uses in existing buildings at street level to increase street-level diversity and activity